Design and Access + Heritage Statement in support of an application for:

Orchard House, Friday Street, Warnham, RH12 3QX

PSD/2024/522
10th June 2024

Design and Access and Heritage Statement
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INTRODUCTION

PS Designs has been instructed by the applicant to prepare and submit a planning application for the erection of a 6m x 5m oak-framed garden room/office with habitable space above the existing garage base, featuring two dormers on the front-facing elevation.

SITE AND ENVIRONMENT

The application site comprises a detached property located to the north of Friday Street in the built-up area of Warnham. The property is set back from the main street, north of Nos. 40 and 42 Friday Street, and does not form part of the Warnham Conservation Area.

PROPOSAL

The proposal seeks planning consent to erect a 6m x 5m oak-framed garden room/office with habitable space above the existing garage, including two dormers on the front-facing elevation.

PLANNING ASSESSMENT

The current structure is not listed and is not located within a Conservation Area. The proposal signifies a resourceful utilization of the land, aligning well with its environment while offering enhanced amenities for building users. The site is not prone to flooding or other constraints, and there are no ecological concerns associated with it.

The property is accessed via a small private drive on the north side of Friday Street. The main dwellinghouse sits at the end of the drive occupying a larger plot, with a semi-detached property nearby. The property is constructed of red stock brick, has an adjoining single-storey garage, and features tile hanging over the first floor.

There is parking available within the boundary of the property at the front and there would be no impact on street parking.

DESIGN

The materials to be used (oak-framed walls, tiled pitched roof) and the general appearance will be in keeping with and match the existing property.

SCALE

The scale of the existing garage will be generally unaffected as the erection of the structure will utilise its existing space along with the addition of two dormers to the front elevation.

ACCESS

The main access to the property will remain unchanged.

HERITAGE IMPACT

The proximity to the Warnham Conservation Area and nearby Grade II listed buildings emphasizes the need for careful consideration of architectural style and historical interest. The proposed conversion will be in keeping with the existing structure and will not impact the significance of Orchard House. Key considerations include:

- **Visual Impact:** The external alterations will be sympathetic to the existing architectural style, with materials and design matching the existing fabric of the building.
- **Historical Fabric:** No significant historical features will be lost or altered. The work will preserve the building's integrity.
- **Character of the Area:** The change of use from a garage to a habitable space will not detract from the character of the Conservation Area and nearby listed buildings. Visual continuity and streetscape will be preserved.

CONCLUSION

In conclusion, the proposed development at Orchard House will enhance the property's utility while maintaining the architectural and historical integrity of the area. The thoughtful design and careful consideration of heritage impacts ensure that the project aligns with local planning policies and preserves the character of the surrounding environment.

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